



FOR SALE

GREAT-OFF MARKET WHOLE-SALE OPPORTUNITY!

\$6.5M Wholesale Land Price with ROI above \$12M to \$15M under the approved uses

PROPERTY HIGHLIGHTS

- Ormond Station Town Center Project, Ormond Beach, Flagler County FL Fully Approved.
- 27 Acres, fully approved with all site civil engineering, soil testing, Geotech, Traffic Study, Wetlands Delineation and Storm Water Calcs complete.
- 18.07 acres impervious surface building envelope with 245,000 sf approved.
- **Uses:** Grocer, Gas, Retail, Restaurant, Outparcel, Medical office, Hospital, FSED, ASC Surgery Center, Senior Living and Multifamily under Live Local Ac.
- DR Horton 1839 new homes adjacent, 1 subdivision is sold out, another under construction with 3 more subdivisions in the land clearing stage.



GOYAL & DeCOSTER
A REAL ESTATE COMPANY

SALE PRICE: \$6,500,000

GT DEVELOPMENT CFL LLC
SCOTT TAYLOR
PRINCIPAL | PARTNER

ORMOND STATION LAND PROPERTY TOWN CENTER PROJECT

Ormond Beach, Flagler County, FL

POSSIBLE USE OF LAND

Apartment and BTR Townhouse Use:

- Apartments and BTR Town house units are possible under the Live Local Act or rezoning.

288 Apartments (12 - 24 unit buildings) and 80 Townhouse units = 368 units total

- \$17,663 per unit land cost fully entitled

312 Apartments (13 - 24 unit buildings) and 96 Townhouse units = 408 units total

- \$15,931 per unit land cost fully entitled

Live Local Act

- Approved within any current commercial zoning.
- Property Tax Abatement effective July 1, 2025
- Administrative Approval only Flagler County Planning

40% of units affordable rents 1.2 x median income of \$81,000 Flagler County

- Tenants are likely Advent Health Daytona Hospital employees from the \$220M new expansion being built

60% of units Market Rent

- Flagler County Staff and Commissioners are very cooperative with growth

[Click here to see the Wholesale Land on Google Maps](#)

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ESTIMATED TOWN CENTER PRO-FORMA

In Line Mall Site Plan

can be amended or changed to free standing uses

Pro Forma #1 / Lot Split – 2 parcels

\$5,000,000	\$7,000,000	Publix Site 52,000sf Big Box Grocer Use / 8 acres
\$5,000,000	\$7,000,000	HCA Hospital Corp 100 bed new hospital / 11.08 acres
\$10,000,000	\$14,000,000	Total Land Sales

Pro Forma #2 / Plat – 4 to 6 Parcels

\$5,000,000	\$7,000,000	- Publix Site 52,000sf Big Box Grocer Use / 8 acres
\$7,000,000	\$8,000,000	- 300 Unit Multifamily Class A Parking Garage / 5.5 acres
\$2,000,000	\$3,000,000	- HCA or Advent Free Standing Emergency Dept / 4 acres
\$1,000,000	\$1,200,000	- Retail, Restaurant, Drive Through / 1.58 acres v
\$15,000,000	\$19,200,000	Land Sales Price

CONTACT US

Managing Broker / Freddy De Coster / +1 (407) 693-7403

CREATIVITY, LUXURY & INTEGRITY IN EVERY TRANSACTION

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LAND COMPS

Ormond Station (former Hunters Ridge)

Ormond Beach FL - 13 acres +/- Grocer Big Box Land Sales

05/17/2024 **Publix – NTC REG LLC120** *Marketside Ave Ponte Verde Beach FL*

\$6,660,000

Saint Johns County & Duval County FL

<https://www.jaxdailyrecord.com/news/2024/may/17/publix-buys-property-for-third-nocatee-store-for-666-million>

01/03/2023 **Publix - King Retail LP** *4169 E SR 46 Sanford FL 32773*

\$8,000,000 8.39 acres \$953,516/ acre

Seminole County FL

<https://www.tapinto.net/towns/coral-springs/sections/real-estate/articles/developers-pay-8-million-for-former-publix-site-in-downtown-coral-springs-to-build-eight-story-apartment-and-retail-complex>

12/15/2022 **Walmart Stores East LP 280** *McDavis Loop Santa Rosa Beach FL*

\$7,500,000 10.84 acres \$691,881/ acre

Santa Rosa County

<https://beacon.schneidercorp.com/Application.aspx?AppID=835&LayerID=15172&PageTypeID=4&PageID=6829&KeyValue=05-3S-18-16000-001-0040#>

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MEDICAL & HOSPITAL LAND SALES

02/13/24 **Advent Health** *E Lake Mary Blvd, Sanford FL 32773*

\$5,300,000 4.71 acres \$1,125,265/ acre Seminole County FL

<https://www.bizjournals.com/orlando/news/2024/02/13/adventhealth-buys-property-sanford-florida.html>

07/28/23 **Advent Health** *2928 W Kelly Park Rd Apopka FL 32712*

\$4,500,000 5.82 acres \$773,196/ acre Orange County FL

<https://www.bizjournals.com/orlando/news/2023/07/28/adventhealth-buys-apopka-property.html>

10/22/21 **HCA Hospital** *FSED Site 2560 S US Hwy 17-92 Casselberry, FL 32707*

\$1,250,000 1.27 acres \$984,251/ acre Seminole County FL

10/22/21 **HCA Hospital** *Hospital Site 9401 Summit Centre Way, Maitland FL*

\$15,500,000 14.67 acres \$1,056,578/ acre Orange County FL

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DR. ORTON ABBUTING DEVELOPMENT

DR Horton - 1869 New Homes

Ormond Station Master Development

3 new developments under construction!

Groveside

- East across the Street / 79 Lots
- Development Built / Homes being sold 3 to 5 bedroom from \$329k

Gardenside PH 1

- West adjoining the property / 76 Lots
- Development Built / Homes being sold 3 to 5 bedroom from \$326k

Gardenside PH 2

- NW adjoining the property / 89 Lots
- Development started / Fall 2025

Amberwood

- SE 1/4 mile / 40 Lots
- Development clearing / Fall 2025

Woodside

- West 1/2 mile / 68 Lots
- Development clearing / Fall 2025

DR Horton / Ormond Station - 1869 new homes
2 subdivisions built & 3 subdivisions under construction.



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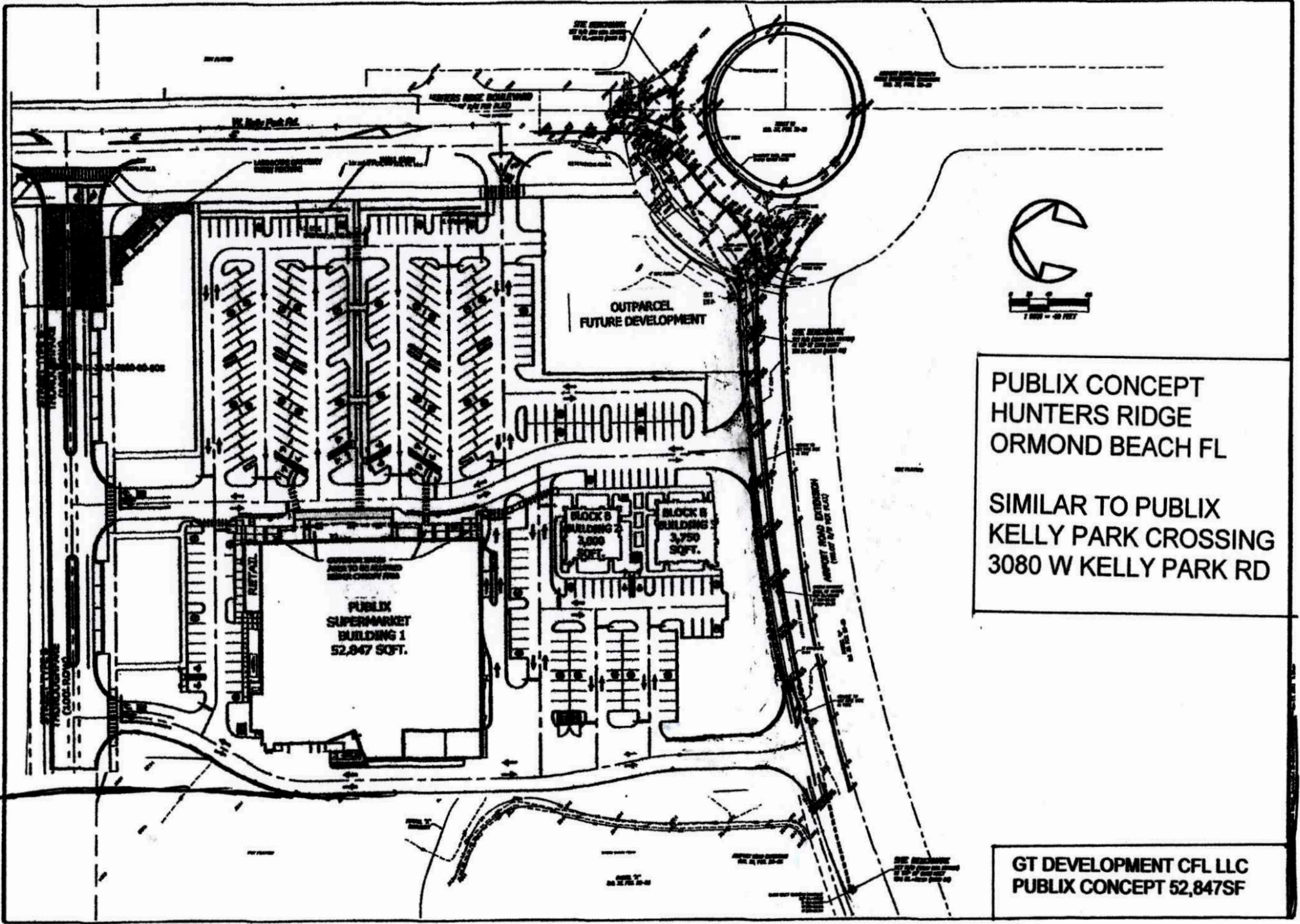
MULTI FAMILY & PUBLIX CONCEPT PLANS:

Multi Family & Publix Concept Plans:

- 4 story is 320 units
- 5 story is 400 units

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MULTI FAMILY & PUBLIX CONCEPT PLANS:

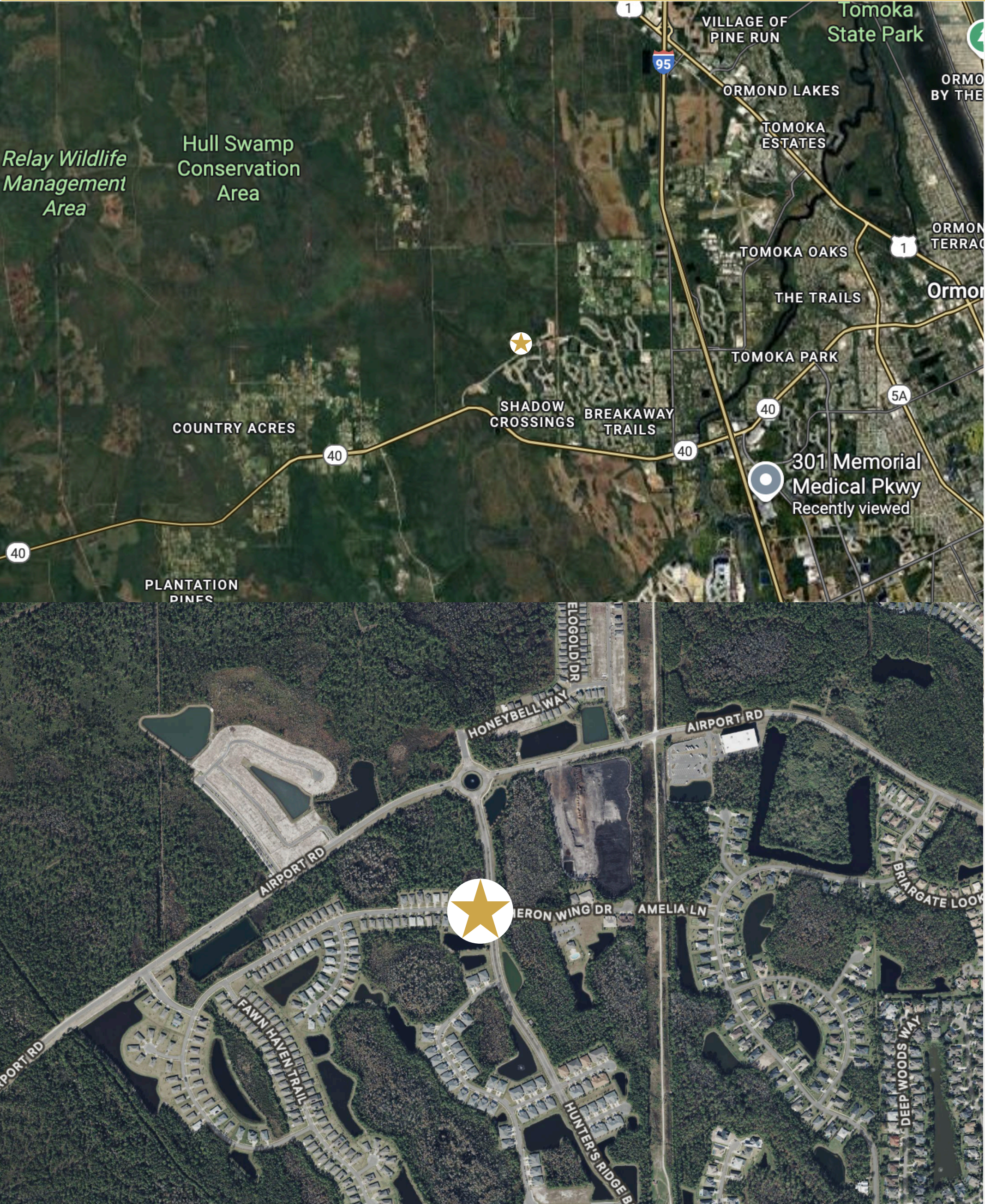


Publix

- Corner site in a 8-9 acre concept as shown.
- Publix emails confirm initial interest.

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MAPS OF LOCATION



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